



MARSHALLWHITE

167 Mont Albert Road
Canterbury





Rosary Cottage - A Surprise Awaits You

A surprise awaits inside this instantly appealing Edwardian single-fronted cottage. The c1910 classic facade gives way to a brilliant Architect designed extension, which over two levels capitalises on the abundant natural light delivered to its rear living and entertaining areas from a preferred northern rear aspect. Views of, and direct access to, the popular park John August Reserve extend family recreation options. The refurbished interior is highlighted by a crisp white decor, large windows and herringbone parquetry floors with two downstairs bedrooms, a sitting room, bright family bathroom and separate laundry. Upstairs the main bedroom has a walkway to a private rear balcony overlooking the park and this level includes a 4th bedroom/study & second bathroom. Downstairs the superb family living and dining area, incorporating a well-equipped kitchen (with a stainless steel stove, Asko dishwasher and WIP), lead to a paved outdoor dining area and lush garden perfect for entertaining or relaxation. Other features include OFP, hydronic heating, R/C air conditioner (living), ceiling fans, plentiful storage (BIRs, roof space, understair, internal & external cupboards) & off-street parking.

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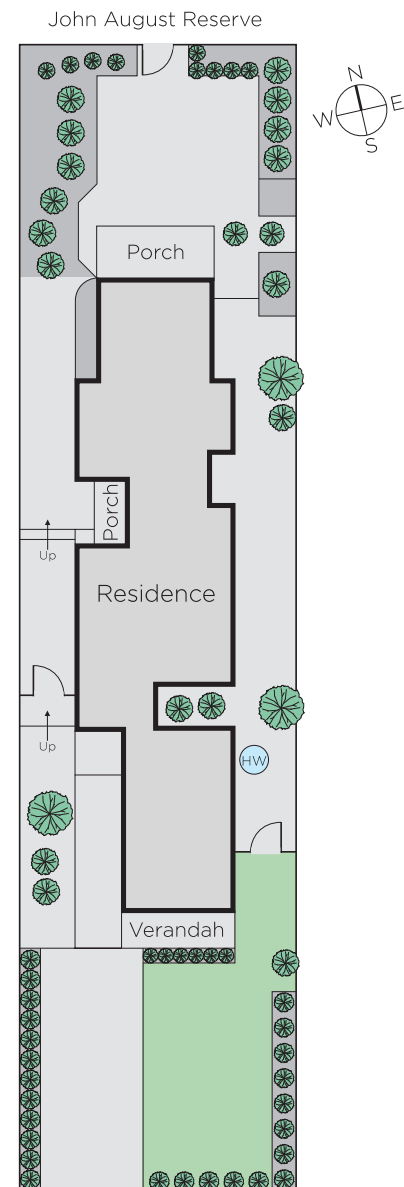
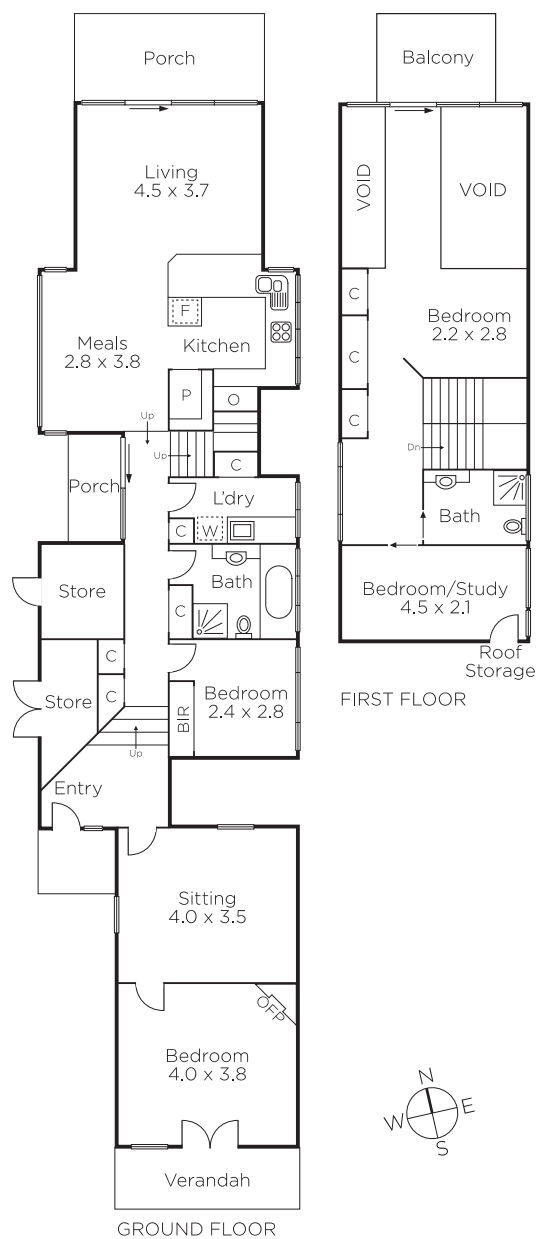
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Auction Saturday 24th February at 11.30am

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